094.0	0001	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	682,200 /	682,200
					USE VALUE:	682,200 /	682,200
					ASSESSED:	682,200 /	682,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		AERIAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DYKXHOORN LEE M
Owner 2:	MONROE MARGO RENEE
Owner 3:	
Street 1:	26 AERIAL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SERRA MARY ANN/ TRUSTEE -
Owner 2:	26 AERIAL STREET REALTY TRUST -
Street 1:	26 AERIAL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,440 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1965, having primarily Wood Shingle Exterior and 2330 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5440.000	274,000		408,200	682,200
Total Card	0.125	274,000		408,200	682,200
Total Parcel	0.125	274,000		408,200	682,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 292.84 | /Parcel: 292.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 61140

GIS Ref

GIS Ref

Insp Date 10/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 094.0-0001-0002.0

!7687!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	274,000	0	5,440.	408,200	682,200	682,200	Year End Roll	12/18/2019
2019	101	FV	232,200	0	5,440.	414,100	646,300	646,300	Year End Roll	1/3/2019
2018	101	FV	232,100	0	5,440.	309,100	541,200	541,200	Year End Roll	12/20/2017
2017	101	FV	232,100	0	5,440.	279,900	512,000	512,000	Year End Roll	1/3/2017
2016	101	FV	232,100	0	5,440.	268,300	500,400	500,400	Year End	1/4/2016
2015	101	FV	222,200	0	5,440.	227,400	449,600	449,600	Year End Roll	12/11/2014
2014	101	FV	222,200	0	5,440.	215,800	438,000	438,000	Year End Roll	12/16/2013
2013	101	FV	222,200	0	5,440.	205,300	427,500	427,500		12/13/2012

PRINT

Date	Time
12/10/20	22:18:06

LAST REV

Date	Time
06/05/20	10:15:55

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7687

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SERRA MARY ANN/	74410-489	1	4/3/2020		800,000	No	No		
MCCORMACK ROBER	71368-537	1	7/25/2018	Convenience	1	No	No		
	10994-207		11/23/1965		14,890	No	No		Kathleen T McCormack dod 10/21/2016

USER DEFINED

Prior Id # 1:	61140
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2020	SQ Returned	JO	Jenny O
10/25/2018	Inspected	CC	Chris C
9/27/2018	MEAS&NOTICE	BS	Barbara S
1/5/2009	Meas/Inspect	163	PATRIOT
2/2/2000	Meas/Inspect	197	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5440		Sq. Ft.	Site		0	70.	1.07	5									408,240						408,200	

Total AC/HA: 0.12489 | Total SF/SM: 5440 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 408,240 | Spl Credit | Total: 408,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.29180932
Const Adj.:	1.00999999
Adj $ / SQ:	136.996
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	372278
Depreciation:	98281
Depreciated Total:	273997

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths:					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

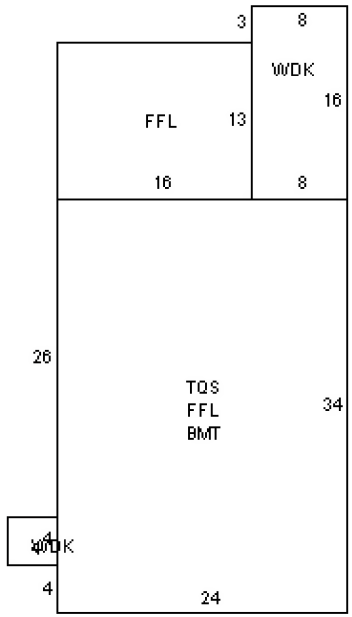
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	137.00
Special Features:	0	Val/Su Net:	105.55
Final Total:	274000	Val/Su SzAd	167.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,024	137.000	140,284
BMT	Basement	816	69.570	56,769
TQS	3/4 Story	612	137.000	83,842
WDK	Deck	144	13.070	1,883
	Net Sketched Area:	2,596	Total:	282,778
Size Ad	1636	Gross Are	2800	FinArea 2330

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	85	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	